



Bill Wych & Co Estate Agents are delighted to offer this very well presented 2 bedroom property for sale. Pleasantly located on Mercury Road, on the popular Ladywell Park Development, just a short walk from both Wellingborough train station and town centre, offering swift access to local leisure and shopping amenities, schools, parks and playing fields, and the A45 dual carriageway link to M1 Junction 15 and Rushden Lakes leisure and retail park.

The well appointed accommodation comprises of an entrance hall with store cupboard, cloak wc, a well fitted kitchen to include an extractor hood, gas hob, oven, fridge/freezer, dishwasher and washer/dryer, a spacious living/dining room with French doors giving access to a fully enclosed rear garden with patio area. The first floor landing gives access to a quality fitted bathroom complete suite and 2 double bedrooms with the master benefiting from a store cupboard and an en-suite shower room. The property benefits further from double glazed window units throughout, a radiator central heating system and 2 dedicated parking spaces to the front of the property.



## In Brief

- 2 Double Bedrooms
- En-Suite Shower Room
- Cloaks W/C
- Spacious Living/Dining Room
- Integrated Fridge/Freezer, Washer/Dryer & Dishwasher
- Short Walk to Train Station
- Radiator central heating
- 2 parking spaces





### **SELLER'S COMMENTS**

*"As the first owners, we spent a great deal upgrading the specification to the highest possible standard throughout. A short walk from the train station and town centre, the location is extremely convenient, and with two double bedrooms, and en-suite to master bedroom, it is the ideal two bedroom home, on a very attractive Barratts development."*

## Entrance Hall

Doors to storage cupboard cloaks W/C and lounge adjoining dining room, entrance to kitchen, radiator.

## Kitchen

UPVC double glazed window to front aspect, fitted cabinets and drawers, integrated fridge freezer, dishwasher, and washer/dryer, roll top work surfaces with matching up stands, four plate gas hob, extractor hood, integrated oven, inset sink, drainer and mixer tap.

## Cloaks W/C

W/C, radiator, wash hand basin with tiled splash back, ceiling mounted extractor.

## Lounge Adjoining Dining Room

TV point, UPVC double glazed windows and French doors to rear patio area, two radiators, staircase to first floor landing.

## First Floor Landing

Doors to bedrooms one, two and bathroom, loft hatch to ceiling.





### **Master Bedroom**

UPVC double glazed windows to rear aspect, radiator, doors to en-suite shower room and storage cupboard.

### **En-Suite Shower Room**

Fully tiled shower enclosure, W/C, wash hand basin with tiled splash back, radiator, UPVC obscure double glazed window to side aspect, ceiling mounted extractor.



### **Bathroom**

Panelled bath, two course tiled section to bath area, W/C, UPVC obscure double glazed window to side aspect, radiator, wash hand basin with tiled splash back and fitted mirror, ceiling mounted extractor.

### **Bedroom 2**

UPVC double glazed windows to front aspect, radiator.

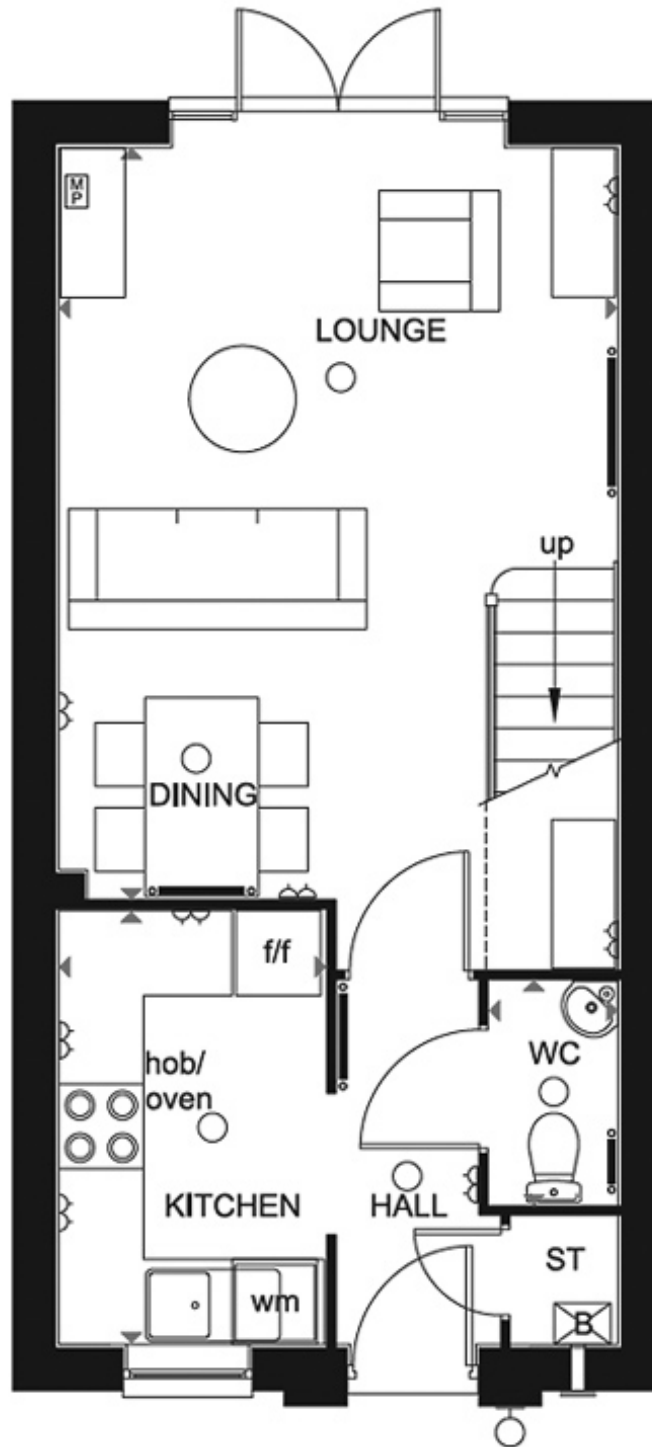
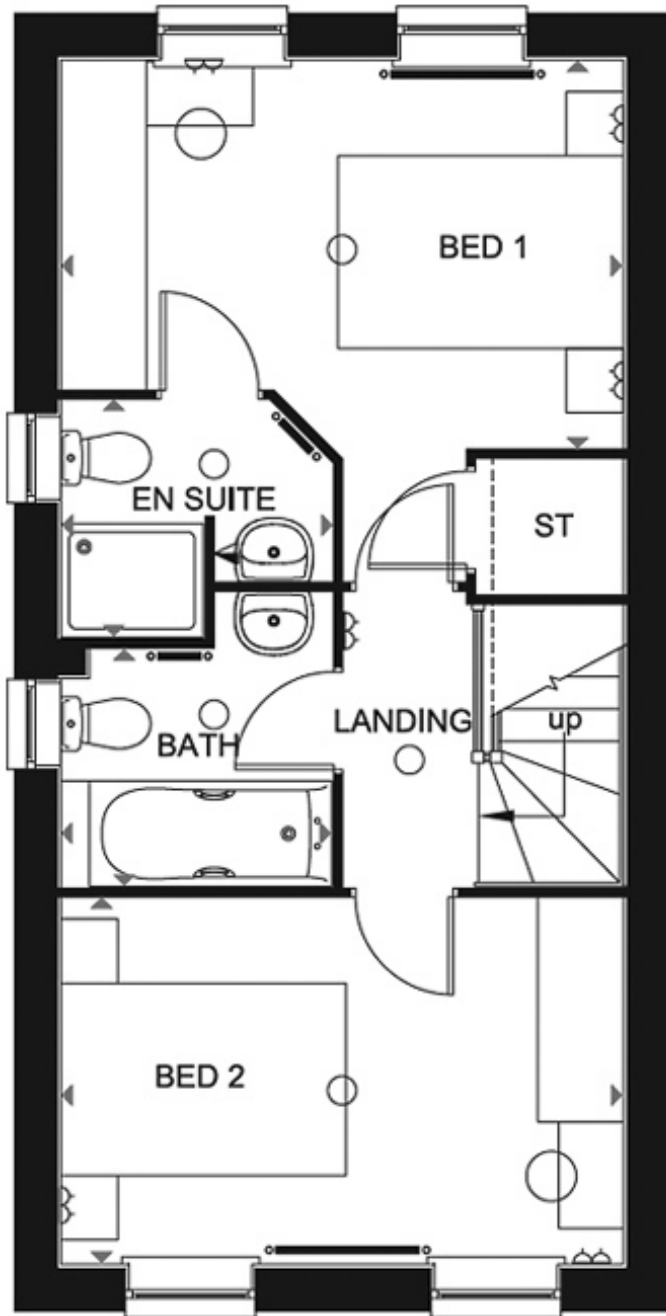
### **Rear Garden**

See images.

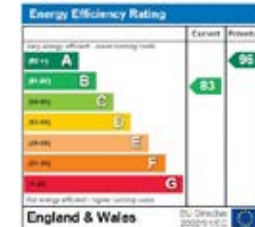
### **Parking**

Two block paved spaces to front of property.

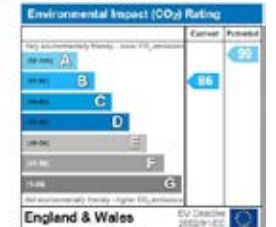




This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Please note: Some images have been taken using a wide-angle lens.

**£202,500**

*Love to live here?*

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